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The McKinley Herald.

VOL. III, No. 5. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. NOVEMBER, 1907.

WORK ON THE MANIGUA ORANGE GROVES.

ORDERS FOR 13,000 TREES HAVE BEEN PLACED.

Clearing and Planting Vigorously Carried on.

Recently, at the request of the Company, Mr. D. C. Gillette of the Buckeye Nurseries of Florida, came to Buffalo and an order was placed with him for the following lot of trees:

2097 Walters' Grapefruit
2158 Boone's Early Oranges
1211 Pineapple Oranges
468 Hart's Tardiff Oranges
2066 " " "

All of these but the last item are on rough lemon roots, which is a faster growing stock than the others, and is also most suitable for high ground. It is easily killed by frost, however, and so if the Isle of Pines were not below the frost line, we could not use it with safety. The 2066 Tardiff oranges are on grape fruit stock, which is a vigorous and healthy grower, and is rapidly coming into use by nurserymen.

Mr. Gillette has made two visits to McKinley, and he tells us that we have a remarkably good soil for citrus trees. Being a mixture of gravel, sand and loam, with very little of clay, it holds moisture in dry seasons much better than the almost pure sand of Florida, and it does not bake and open wide cracks, like some of the clayey soils of Cuba. Orange trees have been planted in Cuba on lands that in a dry season open cracks wide enough to take in a horse's leg, and more than three feet deep, exposing the roots of the trees to the withering air, and men have to be kept constantly at work, filling them up.

The work of clearing and planting the remaining 200 acres of the Manigua (Man-ig-ua) orange and grapefruit groves is being pushed vigorously with the opening of the autumn season.

Already 13,000 of the 18,000 trees necessary to complete the planting have been ordered and the work of clearing and preparing the land for planting this winter is now in full progress.

About 5,000 of the trees for this winter's planting are to come from the Glen St. Mary Nurseries, of Florida, of which Mr. G. L. Taber is proprietor, and Mr. H. Harold Hume is manager, and this lot has been ordered for some time. Our assortment consists of

1,800 Boone's Early and Parson Brown Oranges,
1,500 Marsh Seedless Grapefruit,
1,500 Duncan Grapefruit.

All of these trees are on sour orange roots, which is the stock best adapted to the moist and rich ground along the

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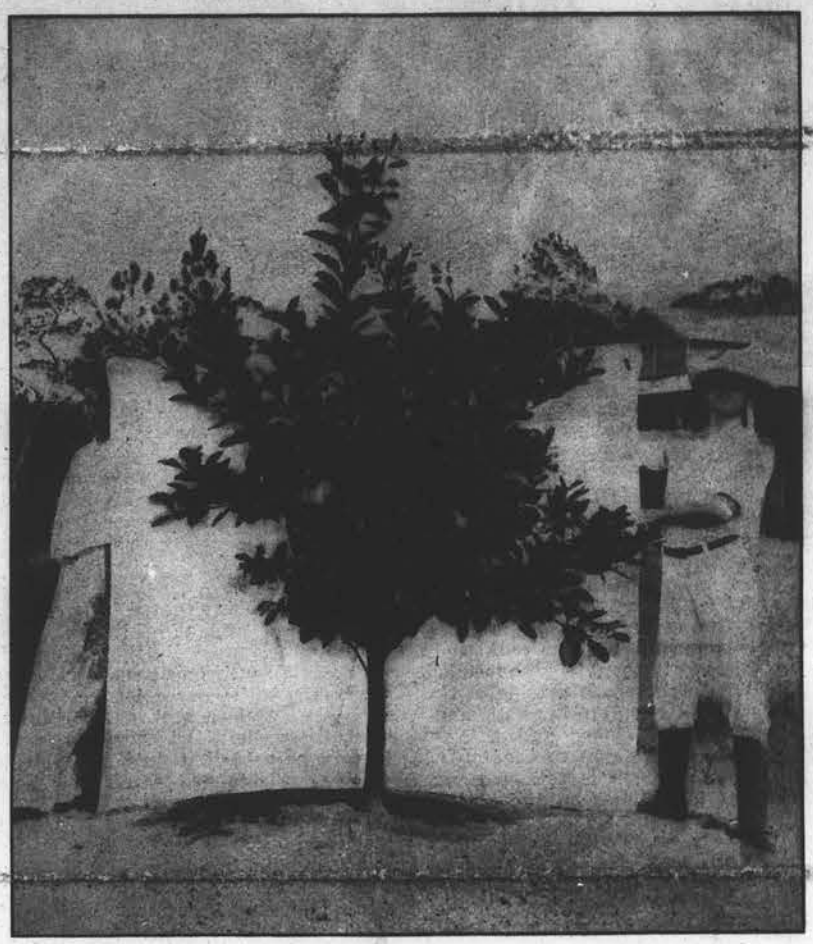

Mr. and Mrs. R. W. Dunning of the "Orchid In The Pines," tract 263 McKinley, holding a sheet behind a magnificent young orange tree, set out less than 18 months ago on their property.

GREATER McKINLEY

The season of 1907-8 bids fair to be the most important in the history of the McKINLEY COLONIES, not only on account of the opening of the new 10,000-acre sub-division of WEST McKINLEY, just made ready for colonization and investment, but also because of the many improvements being made by the Company and the settlers in the older Colonies of McKINLEY and EAST McKINLEY.

Foremost in its influence upon the making of GREATER McKINLEY is the magnificent system of roads now under construction by the efficient American administration which is in charge of Cuban affairs. Governor Magoon has heartily approved the requests of the American residents of the Isle of Pines for better roads, and the next few months will see miles of fine, macadamized highways constructed in the Island.

Engineer Arthur T. Donnelly, who is in charge of the engineering department of this work in the Isle of Pines, has finished the survey of the new road which will run in an easterly direction from the McKINLEY Colonies to Nueva Gerona, connecting with the road to Santa Fe. At the point where the road crosses the Del Medio River, opposite the middle of the town-site, Engineer Donnelly writes that a steel bridge will be built, supported by concrete piers, showing the permanent character of the construction to be employed.

Another road is to run through what will be known as SOUTH McKINLEY, crossing the Nuevas River at a point near the private residential estate of Capt. S. H. Pearcy, one of the Directors of the Isle of Pines Company, whose property is situated on the Nuevas River, south of the Groves.

Already plans are being made for the inauguration of an automobile service consisting of several sight-seeing automobiles, which will run from McKINLEY to other points of interest on the Isle of Pines, thus affording visitors from Havana and the States an opportunity of seeing the beauties of this charming island in the quickest and most comfortable manner.

Altogether, the people of the McKINLEY Colonies are facing the future with the calm assurance that the flood tide of prosperity and happiness which has set in for the Colonies will never abate. Never before has their material prosperity been so great, never before has there been so much land under cultivation, never before has there been such a large influx of new settlers, and never before has there been so much to stimulate and encourage renewed effort as at the present time. Those who visited the Colonies last winter will be amazed at the wonderful changes that have taken place in the last few months, while ALL, both newcomers and old, will receive a cordial welcome should they find it possible to visit GREATER McKINLEY during the coming winter.

THE TIDE OF TRAVEL OPENS EARLY.

VISITORS TO THE ISLE OF PINES PLEASED AND GRATIFIED.

Purchasers Rapidly Becoming Permanent Home Makers.

The departures for McKinley during the past few weeks have been numerous and the indications are that there will be more settlers and investors going down this winter than ever before.

Indeed, the steamship lines sailing from New York report an unusual number of bookings for future sailings, and the agents say that the travel to Cuba this winter will tax the capacity of their boats.

The facts are that people are learning more and more of the many attractions afforded by Cuba and the Isle of Pines as winter resorts, and the reputation of their matchless climate is yearly bringing down a larger number of pleasure-seekers.

The first fruits of orange groves and vegetable fields are beginning to bring returns to the early settlers and this, too, has its influence upon the thousands in this country who, tired of the grind of modern industrial and business life, are casting about for a home under happier conditions.

The American Army of Occupation will also attract many visitors from the States. The detachment of marines in the Isle of Pines are very popular and baseball games played between them and the American settlers always bring out the biggest crowd the island can muster.

Mr. Charles A. Sebelin left for McKinley Aug. 31st and is now busily engaged with Messrs. Swan and Mayrs at the "North End" of East McKinley.

Mr. A. E. French and Mr. Bert French of Cleveland, sailed with the Sept. 21st party and will clear and plant Tract 84, East McKinley.

(Continued on page seven.)

A Thirty Million Dollar Orange Crop in California.

LOS ANGELES, Aug. 23.—The Southern Pacific and Santa Fe freight officials state that the orange season just closed has been the most prosperous in the history of the state.

Since the beginning of the season last November there have been shipped out of Butte county, the San Joaquin valley and southern California, 28,000 cars of oranges, the gross returns aggregating $30,800,000, or practically an average of $1,100 per car.

Of the total amount received $11,000,000 went to the railroads for freight charges, leaving a balance of nearly $20,000,000 to the growers and shippers.

Of this latter amount, however, there should be deducted various expenses in the way of box material, commissions, cost of handling and care of groves.

But even then the profits of the season have been larger in all of the orange growing sections of the state than any season heretofore. From detailed reports from the various roads, it would appear that the 28,000 cars contained 10,620,000 boxes, containing an aggregate of 3,276,000,000 oranges, the boxes containing all the way from 96 to 356 oranges.—*New York Packer.*

Mr. Knight's New House in East McKinley.

One of the prettiest and best designed of the new homes that are springing up rapidly in the McKinley colonies is that of Hon. Erastus C. Knight, former Mayor of Buffalo, who has spent the last three winters in the Isle of Pines and whose pleasant home on Tract No. 292, East McKinley, was completed last winter and will be occupied again next winter by Mr. and Mrs. Knight and their family.

During the past summer Mr. Knight and family have been rusticating on the shores of Lake Erie near Buffalo, but about the middle of October—long before the ice forms in the lake and the snow begins to fly, the family will return again to enjoy the blue sky and golden sunshine for which the Isle of Pines is rapidly becoming famous.

It is a matter of a great deal of interest to a prospective settler to know just what it will cost him to erect a comfortable home in the McKinley colonies, and as Mr. Knight kept a carefully itemized account of his expenditures, paying everything by check, it is possible to arrive at an accurate figure as to what such a home as his can be built for.

In establishing his home at East McKinley, Mr. Knight acted upon the principle that he would make himself and his family just as comfortable there as they were at home, and although he may have gone to some expenses on that account that others might omit on the ground that they were unnecessary, yet, at the same time, he has demonstrated that for the very modest expenditure of about $1,800, one can have as comfortable a place of residence at McKinley as in Buffalo or anywhere else. A bathroom, laundry and running water are considered indispensable in the States and were regarded by Mr. Knight as equally indispensable at McKinley, consequently the estimate for his home included a bath-house, separate from the main building, a tank, tank-house and pump which, as Mr. Knight says, he found cost a great deal less than similar conveniences would have cost in the States.

Another point Mr. Knight observed was in the finish of the building which is of dressed yellow pine, and which makes as fine a finish as one would want.

The itemized cost of the material and labor are about as follows:

Lumber at mill	$ 605 00
Carting lumber	56 00
Labor on house, tank, tank-house, etc.	798 92
Nails and hardware	35 75
Roofing material	120 00
Pump, pipe, fittings, etc., for tank, bath-house and general water supply	64 77
Sewer pipe for well, drain and chimney	75 00
Cost of cypress tank (3,000 gals.)	60 00
Digging well	25 00
	$1,840 44

At present water is pumped from the well in the tank by hand, but this fall Mr. Knight expects to install a ram which will supply the tank and also the reservoir which he intends to build to insure a sufficent supply of water for his vegetables in the winter—a precaution that it is not necessary to take for orange trees.

The well and the fittings for it added somewhat to the cost of the undertaking, but Mr. Knight is convinced that the investment was a good one. The well was dug in the middle of the so-called "dry season," that is to say, in winter, which insures a plentiful water supply at all seasons of the year, for if a well is dug in winter and plenty of water is obtained, it will always yield an abundance. Mr. Knight's well is nineteen feet deep and filled with five feet of water during the winter.

Mr. Knight sent to Havana for some 24-inch sewer tiles with which to line the well. He had the bottom of the well covered for six inches with large stones and set the first tile on the

The Comfortable Residence of Former Mayor Knight, of Buffalo. Built at a cost of $1,840. Adjoining his prospective 40-acre Orange Grove at East McKinley.

stone, flange up. He then had the tile built up to the top of the well, cementing the joints from the ground down to six feet from the bottom of the well. The water feeds into the well from the bottom up for from five to six feet.

The well was five feet in diameter, but the placing of the tiles reduced it to two feet in diameter. He then filled in the well in the space outside of the tiles from the bottom up for a distance of six feet with stones and the remainder of the distance to the top of the well with the same soil that was dug out of it. Stones on the bottom and around the sides of the tile gives the water a chance to come in, and as the first six feet of tiles are not cemented, the water filters through into this reservoir, but above the water line no surface water can get in, as the well has been made tight from there up to the top.

The tile projects above the ground for one and a half feet, and in the flange of the tile is fitted the cover made of matched flooring and double. Then, where the pipe goes through the cover, a piece of fine wire netting is attached so that now the well is perfectly tight and protected from the inflow of surface water, or anything else undesirable. The whole well, after being completed, was covered with the usual wire platform.

In order to "set" the water tank it was necessary to build a heavy frame scaffold or derrick, which, if not covered, would have been unsightly. This was not built over the well and pump as is usual, but six feet from it. It was then boarded up as shown in the photograph, making the top or platform for the tank perfectly tight by using roofing material, thus protecting the room below. This room was fitted up as a laundry with running water from faucets into the tubs. The building is twelve feet high and the laundry room about ten feet square, so that above the laundry the space has been fitted up with shelves for storage.

In the kitchen was placed a large butler's pantry sink with running water, which is a very great convenience. Pipes (¾-inch) run under the house and on front and sides are hosebibs to supply water either for a garden hose to water the plants, flowers, lawn, etc., or for any other purpose.

The bath-house, which is 10 ft. by 10 feet, is about fifty feet distant from the house. The floor is of cement and the house is fitted with a shower-bath and sewer or drain. The drain from the kitchen passes close to the bath-house and is used by both. The drain is about 125 feet in length and filters into the gravel. The drain is a three-inch tile. All rooms in the house, instead of being open between the roof and the partition walls, as many of the houses in Cuba are built, are sealed up and all partitions run from the ceiling. The living room has a raftered ceiling and the effect is very pretty, the grain of the pine showing with very fine effect.

The dining-room consists of that part of the veranda situated between the main house and the kitchen, which latter is separate from the main building. This space has been enclosed at each side with coarse lattice, covered with cheese cloth and, as an illustration of how tight the house was made, it may be said that only one solitary rat was able to find admission, which he obtained by gnawing a hole in the screen at night, going and coming in that way, but without finding a crevice or hole inside in which to hide.

Mr. Knight realized that a little money spent on improving the immediate surroundings of the house would add greatly to the effect and he, therefore, expended about $150 on laying out the ground and fencing in the lot. The driveway was laid out in winding fashion, with boundary lines of pieces of marble, hauled from the marble quarry on the island.

The twenty acres adjoining the house (Tracts 291 and 292 East McKinley) were cleared by Mr. Knight at a cost of $18 an acre, and during the summer have been plowed and harrowed by Mr. DeWolf and will be planted in orange trees under Mr. Knight's supervision when he returns in October. Mr. Knight also expects to clear Tracts 293 and 294 and plant them in orange and grapefruit trees, making a magnificent grove of forty acres which, owing to the adaptibility of the soil to the cultivation of citrus fruits, should yield a fine profit to its owner, besides adding to the value and attractiveness of the entir East McKinley tract.

IMPORTANT TO SETTLERS.

Settlers and visitors will be glad to hear that Mr. George Danforth, who is well known in the McKinley colonies, has established himself as a custom house broker and forwarding agent in Havana.

Mr. and Mrs. Danforth passed last winter at McKinley and it was then that Mr. Danforth conceived the idea he has since put into execution.

Realizing that the rapid growth of the colonies will attract scores of new settlers and visitors this winter, Mr. Danforth returned to Havana in September and has made arrangements to meet settlers and visitors upon the arrival of the steamer at Havana. As he speaks Spanish readily he will be able to help newcomers get their personal belongings through the custom house, while those who have shipped their household goods by freight will be saved long and vexatious delays and a good deal of unnecessary expense.

There is a lot of red tape to go through in entering goods at the Havana custom house which is so troublesome and confusing that Americans find it desirable to get the assistance of a custom house broker. Mr. Danforth will attend to all these matters in a business-like, expeditious manner. Bills of lading and a copy of the list of household goods or other shipments that are made should be sent to Mr. Danforth in advance to save time and money.

Arriving, settlers and visitors should not give their baggage to any hotel runner or express agent, but see Mr. Danforth, who writes that he will attend to their transfers and save twenty-five cents on each piece of baggage. In case you fail to meet Mr. Danforth on the arrival of the steamer, take a Cerro Aduana car on the elevated track in front of the custom house and tell the conductor to let you off at the Hotel Alcazar at Padro and Dra-go-nes Street.

Those who arrive in Havana on Wednesday and leave on the 5.50 train for Batabano will be given the use of the parlors of the Hotel Alcazar free, being charged only for meals they take, thus saving the cost of a room.

Those who desire to stay longer in Havana, either for sightseeing or to make necessary purchases, will find the Alcazar a very comfortable hotel, while Mr. Danforth, who knows Havana thoroughly, will prove an obliging and agreeable companion.

Mr. Danforth's address is Hotel Alcazar, Prado 121, Havana, Cuba. Write him, giving the date of your departure and state what route you will take, and he will be on the lookout for you.

WORK ON THE MANIGUA ORANGE GROVES.

(Continued from page one.)

banks of the three or four brooks that run through parts of the big grove.

Report from Manager Tolksdorff.

Meanwhile the trees already planted are being carefully cultivated by Manager Tolksdorff, who writes as follows: regarding the condition of the groves:

"I am glad to report the planting of the 18,000 trees for this season completed. This makes 27,000 trees planted in the Manigua groves.

"The trees are growing well, and it is a pleasure to every eye to see rows upon rows of nice young orange and grapefruit trees growing where three years ago there was pine forest and a growth of various palms. You now see these young trees with a nice glossy green color distinct for a long distance; and men and mules working the ground between them.

"The trees planted eight months ago have large tops on them now and are making a very uniform growth. These trees have only received one pound of fertilizer with the planting and one pound after and are growing well This shows that it is work rather than fertilizer the trees want.

"It is surprising also how well the trees have resisted the dry weather of last winter. These trees were growing when in Cuba everything was suffering. The many streams of water running through this island are of great advantage. During my seven years stay on the island this last winter was the dryest and showed plainly how well this land is adapted for the growing of citrus fruits.

"The new large stump machine for Dr. J. M. Harris has arrived and is now at work on the clearing of the balance of the 500-acre groves. It does good work, pulling the largest trees with all the roots without any cutting. Two more clearing outfits are on the way and there will be some good work done in clearing land this winter.

"I hope to see many of the visitors of last winter come again this season to take a look at the Manigua groves. A picture can never show what it is in reality.

"The Manigua groves will prove that this island is the greatest citrus fruit growing country in the world."

What the Army of Occupation is Teaching the Cubans in the Way of Right Living.

By H. S. Risley.

Mrs. J. P. Terrill, wife of Major Terrill, the American army officer, who is doing such efficient work as Secretary of State under Gov. Magoon's administration, is an observant American woman who is a great believer in what American methods will do for Cuba.

One of the serious drawbacks to life in Cuba has been the absence of fresh milk and many tourists who get nothing but the condensed article come back with the firm belief that milk is impossible to obtain in the island.

That is by no means the case, and that the previous absence of an abundant supply of fresh milk and cream was due only to the laziness and neglect of Cuban farmers is proven by a little story Mrs. Terrill recently related.

It appears that Mrs. Wood, wife of Gen. Leonard Wood (who governed Cuba during the first American occupation), was attended by an orderly who certainly had the making of a first-rate American colonist. She was requested to come to the door one day by this soldier to inspect a cow he wished her to purchase. The cow seemed in the last stages of starvation, scarcely able to stand, a veritable bag of skin and bones.

"What do you expect me to do with that cow?" asked Mrs. Wood of the orderly.

"You buy her ma'am, and I'll fatten her up, so that you'll get the best of milk," was the answer.

Mrs. Wood was incredulous, but the soldier was insistent, so a bargain was struck with the Cuban owner, and the cow became Mrs. Wood's property for $5.00. Mrs. Wood stipulated, however, that the milk was to be thrown away during the "fattening up" process.

Several weeks later the orderly again requested an interview.

"It's a shame to throw that milk away any longer," he protested; "the cow is in prime condition."

Accordingly, the cow was brought around again for inspection and Mrs. Wood could scarcely believe it to be the same animal, so wonderful was the change a few weeks of intelligent care had made.

Still doubtful as to the condition of the animal she insisted on having an analysis made by a chemist, who reported it to be perfectly healthy.

"And," added Mrs. Terrill, "during the rest of their stay that cow supplied them regularly with eight quarts of milk a day."

There is a steady job at good pay and a ten-acre tract cheap at McKinley for that orderly if he will make himself known.

How a Couple of Americans "Made Good" in Bee-keeping.

Another good story told by Mrs. Terrill is of two young Americans who lost their positions in the Custom House when the Americans gave place to the short-lived Palma administration in 1904.

It was a crisis for these young fellows. Many—perhaps most—would have taken the ship for the United States, there to search out another clerkship, but they had different stuff in them.

They were in a position to know the wonderful, undeveloped resources of the island of Cuba and persisted in believing that there is a chance there for hard-working Americans, as, indeed, there is. Consequently, when they announced they weren't going to ship back to New York; that they weren't even going to hang around the cafes of Havana; but, instead, had secured a farm and were going to keep bees, there was much scoffing among their returning companions, who had already learned the names of all the new shows in New York and were only too anxious to get back to Broadway.

The two ex-custom clerks persisted, however, and the *real* Americans, sons and daughters of those who *built up this great nation*, and who happened to know of their venture, watched anxiously for the results.

In the meantime Major Terrill's duties had called him from Cuba, and the following spring Mrs. Terrill, passing noted fruiterers in Washington, observed on sale some exceedingly fine comb-honey neatly packed in attractive boxes. As the Major has a very sweet tooth, she made a purchase to go with his "hot cakes" at breakfast.

When she entered the breakfast room next morning, what was her surprise to see the Major holding one of the boxes of honey, apparently reading the label, and with a curious smile on his face.

"Do you know where this honey came from?" demanded the Major.

Mrs. Terrill pleaded ignorance, whereupon he showed her the label which proved to be from the farm of the two customs' house clerks near Havana.

Later inquiries developed the fact that the first year's work had netted these two youths $8,000, which was good for the young men, better for America who can still produce pioneer citizens, and best of all for Cuba, who needs only such intelligent settlers to blossom like the rose.

And the other clerks who came home to "do New York?" you ask. They are probably still "doing New York" at $8 a week, which is perhaps rather more than they are worth.

Wage-earners are Investing Their Money in Real Estate.

Albany, Aug. 10.—Reports of the state savings banks to the State Banking Department show that in the last year at least $77,000,000 has been invested in real estate which otherwise would have been received by the banks. While the increase in bank deposits ought to have been nearly $50,000,000 for the year, the increase was only $5,000,000. This was a real loss of $45,000,000, and the withdrawal of deposits was $32,598,754 larger than in the preceding year.

How Our Big Groves are Increasing Land Values in the McKinley Colonies.

By R. P. Risley.

The 500-acre Orange and Grapefruit Groves that are being planted by the Tropical Development Company are of such supreme importance to our settlers and investors that every Bondholder of the Company feels a deep personal interest in their growth and development.

Those who are not familiar with this big enterprise may not understand why we think and talk and write so much about these groves, but if you ask any McKinleyite why we lay so much stress on them he will reply, in substance, if not in words, just as Captain J. M. Drake of Cleveland expressed himself to me the other day:

"I tell you, Mr. Risley, the success of the McKinley Orange Groves is of the greatest importance, not only for the McKinley Colonies, but for the entire Isle of Pines."

"You people at McKinley," said Colonel T. J. Keenan of Pittsburg a few days later, "have the biggest undertaking on the Island. And it will do more to advertise the Isle of Pines than anything else of its kind."

Captain Drake and Colonel Keenan are both largely interested in the Isle of Pines, and owing to their intimate knowledge of conditions there special importance attaches to their opinion regarding its future.

Manager Tolksdorff in the Manigua Orange and Grapefruit Groves, Sept. 1907. View looking Northwest.

A Community of Interests.

But in addition to the great benefits derived by every settler and investor at McKinley from the advertising the Colonies will receive on account of the Groves, is the direct influence this magnificent property has upon the value of every acre of land in Greater McKinley.

The selling price of 40,000 acres of adjoining property owned by the Isle of Pines Company, founders of West McKinley, will be enormously increased if these big 500-acre Groves and the McKinley Colonies are successful and prosperous. California groves, which can be adapted to orange culture only at enormous expense by means of artificial irrigation, are worth from $1,000 to $2,000 per acre. And they sell at this figure constantly. If you doubt it, write to any real estate man in California and ask him the cost of a ten-acre grove in full bearing.

Now, when the Manigua Groves are sold at public auction a few years hence, if they bring $1,000 per acre—(and they will bring it if they are yielding a profit of $8 to $10 per tree from as many boxes of fruit, which is only an average crop)—if these Groves sell for $1,000 per acre at that auction sale YOUR Bond (if you are a Bondholder) will be redeemed at PAR ($100), and YOUR LAND will be worth at least $200 AN ACRE and SO WILL OURS! And that's a pretty good reason WHY we are so anxious to make GREATER McKINLEY and the MANIGUA ORANGE AND GRAPEFRUIT GROVES a BIG DIVIDEND PAYER for the BONDHOLDERS and a BIG SUCCESS all around!

The owners of the McKINLEY COLONIES and ALL the surrounding acreage expect to make a great deal of money from the increase in value of the adjacent lands, and they are willing that those who COME IN WITH THEM NOW shall share with them also in this enormous increase in LAND VALUES.

The Area of Cultivated Land

Beside increasing land-values in GREATER McKINLEY and promising a big profit to every Bondholder, the Groves stimulate our settlers and investors to get their private tracts under cultivation, and in this way encourage a healthy spirit of activity and enterprise throughout the Colonies.

Last May, Mr. Leo N. Hopkins, one of our Bondholders, made a careful inspection or census, so to speak, of the Colonies, and found that our settlers and investors had under development MORE LAND divided among their individual holdings than the Company had on the big Groves. The figures were as follows:

Company	300 acres
Settlers and investors.....	440 "
Total area under development	740 acres

This was nearly six months ago, and since that time both the Company and the Bondholders have largely increased the acreage they are improving, so that by the 1st of January it is safe to predict that there will be nearly 1,500 acres of land in the Colonies under development.

In other words, the clearing and planting started by the Tropical Development Company on the Groves tract is spreading in all directions. New centers of activity are constantly appearing amid the pine woods, and as the pines and palms vanish the dark green of the newly-planted orange grove of some enterprising settler or investor takes its place, marking the orderly, yet resistless advance of Progress, Prosperity and Civilization.

The 500-acre Groves are the center or hub from which radiate the spokes of industrial activity throughout the Colonies. They are the keystone of the arch which supports the whole fabric. Co-operatively owned and co-operatively managed, these great Groves are the common property of ALL who own the surrounding land. They are the object lesson that impresses visitors with the possibilities of our soil and climate. They are the training school where those who wish may learn the secrets of citrus-fruit culture—a profession, by the way, that any young man will find to his advantage to master in this era of activity in the adjacent tropics. There are boys of fifteen at McKINLEY who proudly point to the trees they have set out on the big groves and which are to be seen flourishing like the proverbial green bay tree of old.

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The McKinley Herald

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 304 BRISBANE BLDG., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

NOVEMBER, 1907.

Our New President.

At a recent meeting of the Board of Directors of the Tropical Development Company, Mr. George A. Otis, President of the Stewart Heater Company of Buffalo, N. Y., was elected President of the Company in place of Mr. Frederick A. Fernald, who resigned the office of President because his duties as Treasurer of the Company require his undivided attention.

Mr. Otis has generously agreed to serve as President without salary or other compensation, solely in order to advance the great work of development at McKinley in behalf of all who are interested in it.

Mr. Otis is well-known in Buffalo, where he has resided for many years, as an energetic and successful business man, distinguished no less for his integrity and high sense of business honor than for his uniform kindliness of heart.

Mr. Otis and his co-director, Mr. Albert B. Young, are among the largest Bondholders of the Company. They have the confidence and esteem of the entire organization and their efforts and advice in the administration of the Company's affairs will prove of inestimable benefit to this undertaking in the future, as has already been the case in the past.

Both gentlemen expect to pass a good part of the winter at McKinley, where their presence will do much to stimulate and encourage increased activity throughout the colonies.

Letters for the Herald.

The editors of the MCKINLEY HERALD will be glad to receive for publication in these columns such letters of general interest as settlers and investors may find time to write.

The impressions of visitors are of as much importance as those of settlers, —both are instructive and valuable and both are equally welcome.

If you, as a visitor, have found the statements made regarding McKinley to be true,—if your land turned out to be as good as guaranteed, and if you are satisfied with your investment, there are many who would like to know it—no matter if they don't know *you*.

If you are one of the pioneers in this new country the part you are playing in the growth and development of the colonies as told by yourself and chronicled in these pages, will be eagerly followed by thousands of interested readers who themselves may hope to be numbered some day among the "Makers of McKinley."

Therefore, write us the story of your visit to McKinley, or an account of your daily life there. The readers of the HERALD will be glad to know how your young orange grove is getting along, how the trees are thriving and growing, whether your poultry is doing well and how your pineapple field and vegetable garden are progressing. Even the most trivial details of your daily life will prove of great interest to those who are looking forward to becoming your neighbors in the colonies.

Dr. J. M. Harris.

Among the citizens of McKINLEY who are contributing nobly to the upbuilding of the Colonies, none stands higher or is deserving of more universal esteem than Dr. J. M. Harris, the resident physician of GREATER McKINLEY.

Dr. Harris is thoroughly identified with the McKINLEY Colonies, having resided there for nearly a year. He has planted an orange grove of his own and has a complete and up-to-date clearing outfit which, with the skillful assistance of Mr. Frank Heller, is destined to spoil the forest scenery on many a ten-acre tract. Those who contemplate having clearing done should communicate with Dr. Harris.

What More Could He Ask.

When one considers the numberless trials endured and obstacles overcome in the settlement of the middle and western states, and then compares the opportunities of that period with those of the present in the Isle of Pines, it is not surprising that our land is being quickly taken at $35 an acre. The investor is getting new land in a country of good roads, good society and good markets. What more could he ask?

Editorial Items.

Wintry winds!

Leaden sky and falling leaves!

But not in the Isle of Pines.

Now is the busy season with the harvest just at hand in the land of perpetual sunshine and flowers.

Why pay coal bills and worry through nine months winter when summer is only 1,300 miles away?

There is already a remarkable activity along the line of reservations of tracts in West McKinley. Purchasers are more than pleased with the quality of the land.

There is nothing quite so interesting as a garden of flowers and fruit. Everything in it responds so readily to the touch of industry that the gardener takes on a new lease of life.

It is reported from reliable sources that 150,000 barrels of berries will come from the cranberry bogs of Cape Cod, Mass. To what a host of thanksgiving tables will they give color and good cheer!

Every stroke of the hoe in the Manigua orange groves and every manipulation of the stump-pulling machine on the uncleared portion pushes upward the valuation of the adjacent land.

Even the onions grown in the Isle of Pines have a peculiar and delicate flavor not found in those grown elsewhere. The climatic condition is bound to make itself felt upon every product of this semi-tropical region.

To those who attempted to buy fruit in the States for canning purposes this season the prospect of a few acres of land in the Isle of Pines is an alluring one. Instead of a luxury, fruit is an everyday occurrence in this open-air hot house.

West McKinley land is selling rapidly, which goes to prove that Americans are not slow to appreciate a good investment. An annual income from land where no frosts destroy and no irrigation is necessary is not to be lightly considered.

When the McKinley colonies become one great luxuriant garden of fruits and vegetables, pouring its bounty into the markets of the United States, the people who failed to invest will be asking for another door to be opened to them, seeking in vain for a door of opportunity like the present one.

It is the general testimony of visitors to the Isle of Pines that vacation time is entirely too short. The charm of perpetual summer, the satisfaction of fruits fully ripened, the freshness of trade winds insuring cool nights and the pleasure of living all day out of doors all make the vacation a constant delight.

Someone has said that the average farmer has pictures of fruit in his dining-room and good fat fowl in his poultry yard, but neither fruits nor broilers find a place upon his table. The people of the McKinley colonies have found the secret of wholesome living by having a season long enough to supply both the market and the table at home.

Raising wheat on land at $70 an acre with a profit of $50 per acre, and raising oranges on land at $35 per acre with a profit of from $600 to $700 per acre, is a marked contrast. The thinking farmer is always ready to improve his condition and such opportunities as are now offered in the McKinley colonies cannot fail to be appreciated.

To the man who pays rent and coal bills in some Northern city, or to the property owner who pays annually excessive bills for repairs upon the city real estate, our proposition is an interesting one. When an orange or grapefruit grove is once started, there is a foundation laid for a permanent income with much less risk than in other lines of business. The virgin soil of a new country is always a dividend producer.

OUR FIVE HUNDRED ACRE GROVES.

It cannot fail to be apparent to all who have followed the development of our 500-acre groves that this is the important part of our project.

It is plain to be seen that there are certain facts in every successful enterprise which speak for themselves.

In the first place, it is generally conceded, that real estate is the first and fundamental value in an investment. The good old Mother Earth is a wise provider for her children. The ground can neither blow away nor be destroyed by fire.

All land, however, is not equally valuable. Certain conditions must obtain in order to give to the land a value commensurate with the part it is to play as a security to the investor. The most important factor in this connection is its location, for even though there is a valuation in soil and climate, you must be able to sell what you produce in the best market obtainable, or your land loses its value as a security. Again, you may have an accessible market and good prices, but your climate may be at fault; or you may have the best climate and a nearby market and yet fail in your application of the principle for obtaining the best results from the land.

All of these conditions have been met in the 500-acre groves now being set out by the Tropical Development Company. The Isle of Pines has already proven itself to be an orange producing island. From the Mason grove this year will be marketed 2,000 boxes of the finest oranges grown, against only 600 boxes last year. The reasons for this are plain. If the reader will consult the map he will be struck with the peculiar location of the Isle of Pines. It is not only 2,000 miles nearer New York than California, but is protected from the chilling winds of the Atlantic by the sheltering arm of Cuba. At the same time it is being constantly bathed on the south by the never varying waters of the Gulf Stream. Again, it cannot become scorched by a land breeze, as the island is not large enough to produce one.

Thus, taking all these facts into consideration—where could you go to find a larger and more bountiful security for your money than in the Manigua orange and grapefruit groves? Then it must be remembered that each year of growth adds a greater percentage to your security valuation. It is like the boys' big snowball in winter. Every turn adds to its size until it stands alone and forms a bulwark for valiant warfare.

The magnitude of our enterprise and its permanent value to adjacent lands is a subject which appeals strongly to would-be investors. It matters not in what part of the McKinley colonies you make a purchase; you will be absolutely certain to receive your share of the increased valuation which the 500-acre groves possess and which in turn must necessarily be imparted to every acre now open for settlement.

Before we have finished what we have undertaken our groves will become the basis of a valuation in the McKinley colonies which will set the standard of the world's orange lands. And why? Because the climatic condition, its nearness to market and the American enterprise behind it will make it so. And every person who considers these facts cannot fail to be of the same opinion.

To Our Contributors.

Owners of land in the McKinley Colonies have responded so liberally with letters for the HERALD that it is impossible to print them all this time. Those whose letters do not appear may look for them in the next issue.

McKinley Items (Original Colony)

Mr. John Spewok has five hundred sour stock heeled in, ready for budding.

Word has been received lately that Mrs. Bostwick expects to return this fall or winter to McKinley.

Capt. Drake has had five acres of his tract southeast of the Orange Grove plowed and made ready for trees.

The Messrs. Young are very busy working on their lime trees, and are preparing a garden for early planting this fall and winter.

Mr. Nixon has been very busy preparing a portion of Tract No. 329 for trees. The trees have come and they have been heeled in.

Mr. Grant Thompson, Tract No. 228, is doing faithful work on his grove. Mr. Thompson's trees look fine and are paying him for his diligence.

Mr. Woodworth, Tract No. 388, is getting ready for his fall planting of vegetables. Mr. Woodworth has been successful in hiving several swarms of honey-bees.

McKinley boasts of possessing the only first-class blacksmith on the island among its colonists. As a consequence, Mr. Cleland of Tract No. 78 has more work than he can attend to.

Mr. William Brown of Tract No. 78, with Mr. McQueen, has been busily engaged at carpenter work for several months. They have more recently been working on Mr. Tolksdorff's new house.

Mr. J. Werner, tracts Nos. 409 and 410, is clearing land. Mr. Werner is kept very busy at the saw-mill. So many families are wanting to build that the demand is almost greater than the supply.

Mr. F. R. Heller, who has Tract No. 66, is at present making a trip on business to Monmouth, Ill. His trip has to do with the stump-pulling business, of which more will be said in another article.

Mr. F. C. Payne, Tract No. 83, has been very busy months past on contract work, and has had, from time to time, a gang of natives doing clearing, etc. The trees on his own place are doing nicely.

Miss Nellie Waha of Erie, Pa., whose brotner is now at McKinley, accompanied Mr. and Mrs. W. J. Dawe and Mr. and Mrs. R. A. Battles to the Isle of Pines, sailing from New York in October.

McKinleyites are glad to welcome back to the colony Mr. and Mrs. George R. MacMullen of Tract No. 179, who have been making a prolonged visit in the States with their relatives and friends.

Mr. B. A. Butler, who owns the southern part of No. 352, has a large portion of his tract set out in orange trees, and for the past few weeks has been busily engaged setting out si- acres for Mrs. Botsford on her tract, southwest of the orange grove.

On the completion of Mr. Tolksdorff's house, Mr. McQueen and Mr. Brown will commence building a house for Mr. Garden, who is expected to bring his bride down this fall or winter. The house will be built on the northwest corner of the town-site.

Mr. C. W. Mayrs, who has tracts Nos. 71 and 72 in East McKinley, came down some weeks ago with his son to look over the situation. His wife has decided to come with their son, and they are looked for on the next boat. Mr. Mayrs has been working on Mr. Tolksdorff's house.

Mr. Robert W. Dunning is the happy possessor of some of the most advanced trees that can be seen on the island. They are decidedly thrifty and add greatly to the attractiveness of "The Orchid in the Pines" on Tract No. 263. The home of the Dunnings is one of the pleasantest in the McKinley Colony, as everyone knows who has enjoyed their hospitality.

Mr. R. G. Parsons has completed the planting of his twenty-acre orange grove. Mr. Parsons has used trees from Gillette's Nurseries of Tampa, Florida. They have started a seed bed for egg-plants, tomatoes and peppers and other vegetables that do better for the transplanting. Mr. Parsons is expecting to enclose his grove with a wire fence and has already planted the posts all around the twenty-acre tract.

Dr. J. M. Harris is expecting his wife to join him here, and is looking for her on the boat leaving New York on September 21st. Mrs. Harris will find a pleasant little home awaiting her and a thrifty little orange grove to take her attention. Dr. Harris has the northern portion of his tract, No. 298, set out in orange and grape-fruit trees; and, although when the Doctor arrived here a little over a year ago, he was a sick man, he now spends several hours of nearly every day at work on his grove. The Doctor predicts for himself that in a few months, or a year at most, he shall have entirely recovered and be again a well man. So much for the climate of the Isle of Pines.

Deeds Issued to Bondholders.

Since the last issue of the HERALD, deeds for the following Bondholders have been received at our Buffalo office and distributed to the owners. These deeds were made on June 21st, 22d, 23d and 24th, but the work of making two copies of each seems to have taken the notary's clerk a long time, for they were not handed into the office of the mayor of the Isle of Pines until July 25th, as shown by the date on each one. They were received at the Tax Bureau in Havana on July 30th, and reached the mayor's office again on August 31st and September 2d. From there, they went to the office of the Recorder of Deeds, where they were recorded on September 4th and 5th:

McKINLEY.

No. 82. Alonzo Diefendorf, Stamford, N. Y., tract No. 163, 10 acres.
" 83. Richard Voss, Hastings, Oklahoma, tract No. 201, 10 acres.
" 84. William J. Ohlnk, 70 Ellicott street, Buffalo, N. Y., tracts Nos. 422 and 432, 20 acres.
" 85. Reese F. Risley, 1107 Union Bank Building, Pittsburg, Pa., tract No. 381, 10 acres.
" 86. Howard S. Risley, 911 Weightman Building, Philadelphia, Pa., tract No. 387, 10 acres.
" 87. George A. Otis, 290 Norfolk avenue, Buffalo, N. Y., tracts Nos. 271 and 286, 15 acres. (Second purchase.)

EAST McKINLEY.

" 88. Maurice Labeur, Academy Building, Dunkirk, N. Y., tracts Nos. 102 and 108, 20 acres.
" 89. Arthur J. Venen, 361 State street, Conneaut, Ohio, eastern five acres of tract No. 169.
" 90. Richard Naumann, McKinley, Isle of Pines, Cuba, tracts Nos. 277, 288 and 289, 30 acres.
" 91. Carl I. Miller, East Pittsburg Savings & Trust Co., East Pittsburg, Pa., northern five acres of tract No. 224.
" 92. S. Stewart Graham, 354 Marguerite avenue, Wilmerding, Pa., southern five acres of tract No. 224.
" 93. Edward H. Stoner, 1508 Farmers' Bank Building, Pittsburg, Pa., tract No. 189, 10 acres.
" 94. Walter O. Amsler, 1003 Diamond Building, Pittsburg, Pa., tract No. 178, 10 acres.
" 95. Charles R. Dinkey, Erie, Pa., tract No. 297, 10 acres.
" 96. Mrs. Edith M. Anthony, 1469 Michigan street, Buffalo, N. Y., northern five acres of tract No. 155.
" 97. Abram M. Shifley, 413 East Mansfield street, Bucyrus, Ohio, tract No. 327, 10 acres.
" 98. Lute B. Moore, 860 South Sandusky street, Bucyrus, Ohio, tract No. 336, 10 acres.
" 99. George A. Jordan, 214 East Warren street, Bucyrus, Ohio, tract No. 335, 10 acres.
" 100. John Teuscher, 607 South Walnut street, Bucyrus, Ohio, tract No. 319, 10 acres.
" 101. Dallas M. DeWolf, McKinley, Isle of Pines, Cuba, tract No. 310, 10 acres.
" 102. Mott M. DeWolf, Wanneta, Pa., tract No. 321, 10 acres.
" 103. Lawrence Louis Malm, 458 The Arcade, Cleveland, Ohio, tract No. 117, 11.1 acres.
" 104. George L. Siegel, 1119 Peach street, Erie, Pa., tract No. 299, 10 acres.
" 105. Calvin W. Mayrs, McKinley, Isle of Pines, Cuba, tracts Nos. 72 and 73, 20 acres.
" 106. Miss A. Henrietta Nuffer, Beaver Falls, N. Y., tract No. 172, East McKinley, 10 acres.
" 107. Charles B. Wuenschel, 432 French street, Erie, Pa., tract No. 306, 10 acres.
" 108. Philip Spathelf, 2330 Seneca street, Buffalo, N. Y., tracts Nos. 240 and 249, 23.2 acres.
" 109. George Connell, 17 Norman avenue, Buffalo, N. Y., tract No. 173, 10 acres.
" 110. Wilson S. Corlis, 39 North James street, Carthage, N. Y., tract No. 260, 10 acres.
" 111. Gottlob Reinhold, 1939 Cherokee street, St. Louis, Mo., tract No. 251, 10 acres.
" 112. Miss Julia E. Spathelf, 2330 Seneca street, Buffalo, N. Y., tract No. 241, 10 acres.
" 113. Frank S. Hervey, 56 Buffum street, Buffalo, N. Y., tract No. 148, 10 acres.

The Stork's Second Visit to McKinley.

The stork has not forgotten us down here. A little over a year ago it paid a visit to Mr. and Mrs. George Werner. This week it has gladdened the home of Mr. and Mrs. F. C. Payne by bringing a little boy into the household.

East McKinley Items.

Mr. and Mrs. Saxe, and Mrs. Hardy are doing their utmost to make comfortable the stay of permanent or transient guests at the Grove House.

Mr. Richard Naumann, formerly of Ogden, Utah, is one of the new settlers in East McKinley, where he has tracts Nos. 277, 288 and 300. He has bought a mule, a wagon and a stump-pulling machine, and after clearing ten acres of his own land, will be ready to clear land for others. We are going to see some first rate results from Mr. Naumann's work.

East McKinley bids fair to outdo original McKinley, if the start it has already made is any criterion. Just at present the Grove House and the Grove surrounding it are the center of a busy little community. But in East McKinley within sight of the home that Mr. E. C. Knight of Buffalo recently erected here, our manager, Mr. Tolksdorff, is having built what at present writing appears to be one of the most substantially built houses in the Colony, and promises to make a very attractive home. Mr. Tolksdorff's house will show a good deal of originality and the conveniences he is having placed in it are such as will make it thoroughly comfortable.

Dr. and Mrs. M. G. Furlong, who arrived at McKinley late last month, are stopping for the present at Centre Cottage. Dr. Furlong is making arrangements to build a cement block house which he believes has many advantages over frame buildings. Mrs. Penfield, Dr. Furlong's sister, is also expecting to build as soon as she can arrange to do so. Dr. Furlong's son, Harry, for whose health principally the Doctor removed his family here, is very much improved; he spends much of his time tramping around on the lookout for game, and this outdoor life is doing him good.

One of the most enterprising of the East McKinleyites is Mr. D. M. DeWolf, who has Tract No. 310 in East McKinley. Mr. DeWolf is at present living in Mr. Knight's house during his absence, and Mr. DeWolf is planning to build on his own tract in the very near future. He first built himself a barn, and then went to Havana, bringing home with him one of the finest pairs of mules on the island, together with a wagon, a plow, cultivator, and other implements necessary to the successful cultivation of his land. He has been doing some fine plowing on Mr. Knight's place, as well as on his own.

New Clearing Equipment.

Dr. J. M. Harris recently made a purchase of which prospective land-clearers will be glad to hear. He has bought a powerful stump-puller, known as the Milne Combination Stump Machine, with a view to establishing here a land-clearing enterprise which will doubtless triple the value of cleared land on this island. Those who have witnessed the work already done by this machine marvel at the apparent ease with which it fells even the largest of the pine trees, pulling the long tap root and all the laterals clear out of the ground. Realizing the importance of the undertaking, and with a view to doing the best work that can be done in this direction, it was agreed that Mr. F. R. Heller, who is working with the Doctor in his enterprise, should go direct to Monmouth, Ill., there to learn all he could to their advantage and to get the best results. There are still 135 acres on the Manigua Grove to be cleared, besides thousands of acres elsewhere in the Colony, and land-clearing on such an extensive scale requires knowledge and skill, and it is their desire to obtain both. Mr. Heller will probably return in a week or ten days, when the Doctor will at once resume work on the Orange Grove or elsewhere.

LETTERS FROM SETTLERS AND VISITORS.

Among those who visited McKinley during the past summer are the Misses Lura M. and Susan Pomerene of 47 Allendale Avenue, East Cleveland, O.

Miss Lura Pomerene had purchased twenty acres of land in East McKinley (Tracts Nos. 330 and 331) last winter with the idea of improving them and developing an orange grove of her own. She decided to defer her visit to the colonies until summer, when she would be able to see the Isle of Pines at what some people might consider the least desirable season of the year.

How well pleased Miss Pomerene and her sister were with the Isle of Pines in general and the McKinley colonies in particular is told in the following extracts from a letter to Mr. R. P. Risley, dated September 27, 1907:

"Having but recently returned from a short visit to the Isle of Pines, and thinking perhaps the readers of the HERALD might be interested in hearing how we found things progressing at McKinley, have decided to write you our impressions and the result of our investigation.

"Being great lovers of nature and scenic beauty, we were often filled with misgivings and fears, before our visit, that the Isle of Pines might not measure up to our standard of landscape beauty—but such fears and imaginings were not long in being replaced by wonder and delight at the beauty of the scene which met our eyes as the little steamer, James J. Campbell, plied its way up the beautiful rivers to the several ports before we were safely landed at Nueva Gerona, where we were met and taken to McKinley by Mr. Parker in the carriage of the Tropical Development Company.

"The drive was full of interest. We greatly admired the stately palms and the many other beautiful tropical growths along the way, as well as the rolling country at hand and the mountains and sea in the distance. We were gratified to learn that many beautiful shade trees abound on the isle. Many of the native fruit trees equal in beauty our shade trees of the North.

"We were also pleased on the first evening of our arrival to hear the bob-white's note at dusk, mingled with the sweet notes of other familiar bird songs. We saw many beautiful birds during our stay which were unknown to us. One interesting little creature was a pigmy owl which we afterwards learned is native to Cuba.

"On arriving at the Grove House we were immediately taken out into the grove to see some of the young trees which had been allowed to bear a few sample oranges. It would certainly do a bondholder's heart good to see the three hundred acres of the Manigua groves which has been cleared and planted to oranges, for it is a fine sight. All the trees, from the oldest down to those which had been out but a few weeks, were growing with equal vigor in all kinds of soil, from the rich black loam to the dark-red gravel."

Continuing the Misses Pomerene write:

"Our party visited Mr. Tolksdorff's old home one day, eating our lunch under a mango tree. There were many interesting features about this meal, one was the picking of limes for our limonade from a tree in the yard, and eating of some native fruit. This was, indeed, a beauty spot on the river bank.

"We saw many thrifty young groves in our drives over the McKinley tracts. We would have liked to see more gardens, but many were being prepared for the fall planting.

"We left the isle satisfied that it has a great future, and that not so far distant, for already the earlier arrivals are about to reap the harvest of their efforts.

"The right sort of person to make the isle a paradise, which it has every possibility of being, is the one who can conceive a mental picture of success and preserve it unblurred throughout the material transition from a pine woods to a producing orange grove.

"Had there been any doubts as to the soil of the isle being of the quality to grow oranges and other citrus fruits, these doubts would have speedily vanished with a visit to the grove of Mr. Mason, where we saw these fruits growing in such abundance as to require many props for the branches.

"From our point of view the advantages and possibilities to be found here by far outweigh the disadvantages and hardships attendant with a residence in a new country."

In conclusion the Misses Pomerene say that they were well pleased with their tracts in East McKinley and wished they owned more land in the colonies. They add that they are now looking forward to the time when they may return to the isle.

Letter From Mr. Doan.

CLEVELAND, O., Oct. 5, 1907.

MR. W. A. PARENT, MANAGER TROPICAL DEVELOPMENT CO., CLEVELAND, O.:

Dear Sir—Ever since my return to Cleveland I have been trying to get time enough to write you in regard to my recent trip to the Isle of Pines.

As you know, I left New York on the Ward Line Steamship "Havana," Saturday, Aug. 31st, and, after a very pleasant journey, arrived at McKinley on schedule time. Several other Cleveland people went down on the same boat and we all found accommodations at the Grove House.

I made this trip to the island to satisfy myself on two points. First, that the climate was as healthful as represented in the literature sent out by your Company. Second, that it was really possible to raise oranges and grapefruit on the land which you have for sale without frost protection and artificial irrigation.

I am glad to be able to say that I found the climate perfectly delightful. There is a fresh breeze blowing almost constantly from 8 a. m. until late in the afternoon which seems to temper the atmosphere, destroying any tendency toward humidity. I was informed by several Northern people who have lived at McKinley all summer that they had not noticed the heat as much there during the summer months as they had when living in the States.

I was also satisfied beyond any doubt that oranges and grapefruit can be successfully cultivated on the island. We visited several groves and found the trees doing fine. At Mr. Mason's grove we saw trees, some planted but four years ago, simply loaded with their golden fruit. In fact, Mr. Mason had to put many props under the limbs of some of them to prevent them from breaking. The oranges were of good quality and the grapefruit was the best I have ever tasted. I brought one home with me which measures fifteen inches in circumference and this seemed to be about the average size. We were all over the big Manigua orange grove and found that about three hundred acres were already planted. The trees are all in fine condition and, if the Company continues to properly care for this grove, I see no reason why it should not pay large dividends when it comes into bearing.

I found Tract 220, East McKinley, which I purchased under your guarantee before I left Cleveland, to be a fine piece of land. I am entirely satisfied with it and intend to have it all cleared and planted to fruit trees. I hope to be able to arrange to have this work started in the near future.

Any person going to the Isle of Pines to live at the present time must expect pioneer experiences. The country is new, but, with the influx of a good class of American people, is being rapidly developed, and I do not hesitate in saying that I believe within a very few years the island will be a veritable garden spot and I look forward to the time when I will be in position to make it my permanent home. Yours very truly,

SETH H. DOAN.

Letter From Mr. Morgan.

CLEVELAND, O., Sept. 23, 1907.

MR. W. A. PARENT, MANAGER TROPICAL DEVELOPMENT CO., CLEVELAND, O.:

Dear Mr. Parent—Since my return to Cleveland, after spending four months on my property in the Isle of Pines, I have had many people call on me for information regarding the island, etc. In every case I told them that I am entirely satisfied with my prospects. Now that I am about to leave for McKinley with Mrs. Morgan to locate there permanently, it will be impossible for me to meet these inquiries, so I am going to write you a few lines which you may publish in the HERALD if you wish.

I purchased tracts 87, 88, 89 and 90, East McKinley, February 23d, and in March I left for the island, arriving there on the 14th. I found my land just as represented and O. K. in every respect

About a year ago I went to California to investigate the orange and grapefruit industry there with the idea of buying land if conditions were satisfactory. I found that desirable orange land, nicely located where one would be reasonably sure of securing sufficient water for irrigation purposes, was selling at $500 per acre. In addition I learned that it was necessary to purchase a number of shares of stock in the Irrigation Company which would cost from $1,300 to $1,500 for ten acres. Therefore, I estimated that it would cost me nearly $9,000 to purchase ten acres of land, the necessary water right, trees (selling at $1.00 each) and to plant and bring the grove into bearing. Then again the California fruit-grower's profits are greatly lessened by reason of frosts, drought, high freight rates and icing charges. Not being a millionaire, do you wonder that I did not invest?

Some time after my return from the West I heard about the Isle of Pines and, being interested, I investigated and I am very glad that I did. Now I know that it is possible to raise citrus fruits in the Isle of Pines at much less expense, because in this wonderful little island frosts are unknown, artificial irrigation is unnecessary and freight rates are about 50 per cent. lower than from the orange-growing districts of California.

The climate of the Isle of Pines is also superior to that of California. I was at McKinley until the middle of July and can truly say that I did not notice the heat as much as I did after my return to Cleveland. I was able to work out on my tract at any time of the day without discomfort. I succeeded in clearing several acres of my land, set out 560 fruit trees and built a small house before I returned to the States July 26th.

In conclusion I wish to say that I found conditions on the island exactly as represented.

Yours truly,

CLARENCE W. MORGAN.

HOW OUR BIG GROVES ARE INCREASING LAND VALUES.

(Continued from page three.)

At the present rate at which clearing and planting is going on at McKINLEY, I believe that the entire 5,000 acres of the Original McKinley Colony will be under cultivation long before the big Groves are sold at auction, which, as our Bondholders know, is part of our plan. And there will be other thousands of acres similarly developed in EAST McKINLEY and WEST McKINLEY, which are today vieing with the parent Colony in their display of agricultural activity.

So that, instead of founding an Orange Grove of 500 acres as we advertise, we are, in reality, establishing a vast, tropical, agricultural community in the McKINLEY Colonies that will make of McKINLEY "A City of Orange Groves" indeed, just as is Riverside, California, with its fifty square miles of trees.

And we are doing this because of the faith and confidence imposed in us by our non-resident Bondholders, each of whom is contributing to the success of the whole by virtue of his ownership in the Groves. We are doing it because of the superb courage, loyalty, and energy of our settlers at McKINLEY, who are proving that the spirit of their forefathers is not dead, that they are worthy sons of a worthy race, and that, as the MAKERS of McKINLEY, they are destined to live in history when Cuba is known as the Island State of this great Republic, along with the pioneers who made an empire of the West to the eternal fame of the American people.

The Groves as They are Today

From letters received from McKINLEY and reports brought back by returning visitors, it is evident that the Manigua (Man-ig-ua) Orange and Grapefruit Groves must be presenting a magnificent sight and showing a truly remarkable growth at the close of the present season of generous summer showers.

The trees have been set out long enough now to bear witness to the care and attention they have received and the influence of the remarkable soil and climate of McKINLEY.

It is very hard for one who has not actually visited the Colonies to realize what a truly superb property these groves are—much less what they *will be* when the entire five hundred acres are not only wholly cleared and planted, but in *full bearing*. Just picture to yourself, however, a great expanse of land, nearly three-quarters of a mile wide and almost a mile long, literally hewn out of the pine forest, which, save for the opening here and there in the tree-tops above the clearing of some settler, walls in the Groves tract. Bear in mind that it is a rolling stretch of gray, sandy loam, dappled here and there with patches of a reddish hue which mark the famous iron-gravel, pronounced by Barrett, chief of the United States Government Agricultural Department's Bureau of Plant Industry, as being the finest citrus fruit soil in the world. Then remember, also, that in this mighty area of 300 acres, nearly twice as large as the average Western wheat farm, there have been planted and are to be seen growing today *twenty-seven thousand* thrifty young orange and grape-fruit trees—rows upon rows of them, literally miles upon miles of them—their rounded green tops dotting the whole vast clearing with verdure. Cover this with a sky of the softest blue, across which white clouds play tag with the trade-winds, put in a line of miniature mountains on the east and a group of royal palms marking the course of the brook which drains the property from north to south, flood the whole with God's glorious, brilliant sunlight—the marvelous, molten, golden sunlight of Cuba—and you have a faint, an incomplete, indistinct picture of the Manigua Orange and Grapefruit Groves as they are today.

To imagine how they will look when entirely planted and the trees covered with millions of fragrant, white orange blossoms, or laden to the breaking point with juicy, golden fruit all ready for the harvest, is to picture a scene of such rare magnificence as will delight the eye of even the most unemotional visitor.

That will be a glimpse of fairy land, the very suggestion of which justifies the prediction that there will be a great, big hotel on some ten-acre tract overlooking the Groves—a hotel that will be as perfect in its appointments as one of Mr. Flagler's mammoth structures down on the Florida East Coast, and which will be famous the world over as "the hotel that commands a view of *forty-five thousand* orange and grapefruit trees in full bearing!"

And the people who will sign their names on its register, and pay a dollar an hour for the privilege, will talk about these Groves and order boxes of fruit from them shipped to their friends at home, and we who own ten-acre tracts throughout the Colonies will mark up the value thereof "another hundred per acre" and rejoice that we "got in" early!

THERE IS ONLY ONE CROP OF LAND

A Few Fine Tracts Left to be Given FREE to Purchasers of Bonds

Positively Your Last Chance to Buy Our Gold Bonds on Present Easy Terms and Secure an Acre of Land Free with Each Bond in the Original McKinley Colony

READ OUR GREAT OFFER

Owing to the fact that a few of our Bondholders have been unable to continue the payments on their Bonds and Land we have a few VERY DESIRABLE TRACTS OPEN FOR ALLOTMENT in the famous ORIGINAL McKINLEY COLONY.

The location of these tracts is shown on the large map of the Colonies. Some are near PORT McKINLEY, some near the TOWN-SITE and some near the big FIVE HUNDRED ACRE ORANGE GROVES we are planting.

We will allot these tracts ABSOLUTELY FREE to buyers of our GOLD BONDS—one acre FREE with each BOND. This is the plan upon which we founded McKINLEY, and it is still in force.

The price of our bonds is $85 each if paid for over FOUR YEARS on MONTHLY, QUARTERLY, or SEMI-ANNUAL payments. A discount of ten per cent. is allowed for yearly payments made within the first two years, or all cash at time of purchase, making the Bond cost $76.50.

TEN Bonds will, therefore, cost either $850 or $765, depending on how you pay for them. A ten-acre tract will be given free with TEN BONDS, or FIVE ACRES with FIVE BONDS.

This Offer Good Only Till Nov. 1st.

This offer expires November 1st. All Bonds must be paid for thereafter within TWO YEARS from time of purchase, hence the monthly payments will be twice as large as now.

To those purchasers who had enough faith in us to buy Bonds while the work on the MANIGUA ORANGE GROVE was in its early stages, we gave VERY LIBERAL TERMS, but now that SIXTY PER CENT OF THE GROVE IS PLANTED, and thousands of trees will be BEARING FRUIT next year, it is only fair that the late-comers should make their payments in a shorter time.

Therefore, if you wish to secure a fine ten-acre tract FREE, in the ORIGINAL McKINLEY COLONY, with Bonds on EASY MONTHLY PAYMENTS, you MUST ACT QUICKLY and forward your FIRST MONTHLY PAYMENT of $17.71 by RETURN MAIL.

TROPICAL DEVELOPMENT COMPANY

Founders of McKinley and East McKinley and the Manigua Orange Groves

OFFICERS AND DIRECTORS

GEORGE A. OTIS, President (President Stewart Heater Co.) 387-405 Norfolk Ave., Buffalo, N. Y.
JAMES A. HILL, Vice-President (Pub. Encyclopedia Britannica) 44 to 60 E. 23d St., New York
MARC. W. COMSTOCK, Secretary (Attorney) . . . . . 39 Erie St., Buffalo, N. Y.
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Third National Bank, Buffalo, N. Y., and Isle of Pines Bank, Depositories

RISLEY BROS., Agents, 304 Brisbane Building, Buffalo, N. Y.

Also Cleveland, Pittsburgh, Philadelphia, Boston and Toledo

THE TIDE OF TRAVEL OPENS EARLY.

(Continued from page one.)

The Misses Lura and Susie Pomerene of Cleveland have written an account of their recent visit to McKinley, which appears in this issue of the HERALD.

Capt. J. M. Drake, of the Rockefeller Building, Cleveland, and his daughter, Miss Minnie A. R. Drake, will be cordially greeted by their many friends upon their return to McKinley early in November.

Mr. and Mrs. William Mayrs of West Middlesex, Pa., accompanied by Mrs. C. W. Mayrs and three sons of East Liverpool, O., left for McKinley, sailing on the Ward Line Sept. 14th to join Mr. C. W. Mayrs who is already a fun-fledged citizen of McKinley.

Mr. and Mrs. J. W. Usher of Cleveland, accompanied by their daughter, Miss Mary Usher, and their son Mr. Harry Usher, left for McKinley Sept. 21st by Ward Line. Mr. Usher will develop his tract, No. 91 East McKinley. Their presence at the "North End" will be appreciated by friends and neighbors.

Miss Josephine Beaudry, whose father and mother managed the Grove House at McKinley last season, is in Cleveland visiting friends. Miss Beaudry lived with her parents in the Isle of Pines for seven months, having left there July 20th. Miss Beaudry was delighted with life in the Isle of Pines and expects to return in the near future with her sister.

Mr. and Mrs. Anthony Krost, together with Mr. and Mrs. Alfons Daul and their three children, two boys and one girl, will start for McKinley from Buffalo with their household goods on Oct. 5th. Mr. Daul visited McKinley some months ago as many will remember. The families will locate on Tract 268, which they will proceed to improve.

M. Seth H. Doan of the May Company, one of Cleveland's big department stores, left for McKinley Aug. 31st, returning in September. Mr. Doan selected a tract in East McKinly (220), before he left Cleveland on the advice of Mr. W. A. Parent, manager of the Cleveland office, and was perfectly satisfied with it. Elsewhere in this issue of the HERALD is an interesting account of his trip.

Mr. and Mrs. J. L. Swan of Cleveland sailed by Ward Line steamer from New York Sept. 21st, to the great regret of a host of friends and well-wishers in Cleveland, to whom this popular young couple had endeared themselves. Mr. Swan took with him a complete stereopticon outfit and will give a series of Saturday evening entertainments during the winter, consisting of illustrated songs and lectures that no doubt will become a popular feature of life in the colonies.

Mr. and Mrs. Frederick W. Stiegele of Akron, O., sailed from New York Oct. 10th for McKinley, accompanied by Master Stiegele. Mr. Stiegele will be remembered very pleasantly by many McKinley people who met him when he visited the colonies last winter accompanied by Mr. Thomas Sommerville, also of Akron. Mr. Stiegele will build a comfortable home in the original McKinley colony which, it is safe to predict, will be one of the most popular in the colonies.

Mr. and Mrs. W. J. Dawe and their son-in-law and daughter, Mr. and Mrs. R. A. Battles of Erie, Pa., sailed for McKinley from New York the middle of October and will locate on their Tract, No. 100, original McKinley colony. Mr. Dawe is a retired business man of Erie, while Mr. Battles has been connected with the superintendent's office of the Lake Erie Traction Company. They intend improving their properties at once, having taken their household goods with them, including bicycles (which are very useful in getting around on), a piano, etc.

Mr. C. W. Morgan writes us from Havana under date of Sept. 27th stating that he and all members of the party which left New York Sept 21st on the Ward Line steamship "Saratoga," arrived in Havana safely Sept. 25th after a pleasant voyage. Mr. and Mrs. Morgan remained in Havana for a few days and purchased a team of mules, a wagon, harness, etc. Having completed his business, he left with Mrs. Morgan and Mr. Franklin Heller Oct. 3d for McKinley, driving the twenty-eight miles over to Batabano and embarking on the steamer the next day.

Mr. George Werner, who has been in Buffalo for part of the summer to attend to some business matters, returned to McKinley early in September. Mr. Werner and his wife and daughter Thusnelda are among our most capable people, and the other youngsters are growing up in the footsteps of their parents.

Among the large party that sailed on the Ward Line steamer "Saratoga" from New York on September 21st were Mrs. Mary A. Botsford of Buffalo, her mother and her two daughters. Mrs. Botsford has twenty acres in tracts 411, 415 and 416 at the southwestern corner of the Orange Grove, on which she has already begun development, and besides looking after this property she will also conduct the Grove House during the coming year. Her husband, Mr. Botsford, will be detained in Buffalo for several weeks to complete a house that he is building, after which he will join his family.

Mrs. Frances R. Bostwick left Buffalo on September 13th to return to McKinley, where she will spend the winter. Her property in the colony consists of tracts 421 and 431, fronting on the south side of the Orange Grove, and four nice lots in the northwestern part of the town-site. Her pineapple field was in bearing during the past summer, and her orange grove of 750 trees is well advanced, besides which a variety of other tropical plants, that had been set out and tended during the past two winters by the late Mr. Bostwick, are flourishing on her plantation.

Second Bondholders' Picnic.

On August 31st, at Cleveland, O., was held the second Bondholders' picnic. At about three o'clock at Edgewater Park, nearly fifty people gathered. The object was to become better acquainted and to learn more about their future home in the Isle of Pines. Those present, who had been to the island and had returned, were Messrs. Clarence W. Morgan, Adam Regel, Elmer L. Ellsworth and John Booth of Cleveland, also Messrs. Fred. W. Stiegele and Thomas Sommerville of Akron, O.

Speeches were made by Mr. W. A. Parent, manager of the Cleveland office, Mr. J. L. Swan and others, and many questions were answered which were of importance to those present.

Lunch was served in the grove at six o'clock and all went home more than convinced that their future place of residence would fully meet their expectations.

Since the picnic Mr. and Mrs. J. L. Swan, Mr. J. W. Usher and family, Mr. A. E. French and son, besides some others who were present, have left for McKinley, expecting to remain and make themselves homes.

Why Not?

Why not escape the cruel winds of a winter in the North and build yourself a home in the Isle of Pines? While storms are raging in Buffalo, why not eat oranges at McKinley?

WEST McKINLEY LAND AT $35 PER ACRE

Adjoining the famous McKinley Colonies, sold to and being settled by 800 Americans. High, dry, fertile soil, perfect titles, easy payments, ten per cent off for cash. Enormous increase in values certain to enrich early investors.

POSITIVELY ONLY 1,000 ACRES AT THIS PRICE

PICK OUT YOUR LOCATION ON THE MAP TODAY. YOU CAN CHANGE LATER IF YOU WISH TO. ONLY ONE HUNDRED TEN-ACRE TRACTS AT THIS OPENING PRICE

This number of the McKINLEY HERALD is probably the last that will be issued before the price of WEST McKINLEY land advances.

The sale of this magnificent tract began as soon as the first announcement was made a few weeks ago. Hundreds of acres are already allotted, and as only one thousand acres (100 ten-acre tracts) are to be sold at the present FIRST PRICE of $35 per acre, it is evident that those who DELAY will have to PAY MORE than those who BUY NOW.

The New Large Map.

We have printed a large map of the THREE McKINLEY COLONIES which we will mail FREE to any address, on request. This map is of great value and importance and should be carefully studied by every prospective buyer.

All ten-acre tracts are numbered and laid out on forty-foot roads. The double lines represent roads—the single lines are boundary lines.

The names of nearly eight hundred property-owners will be found printed in red on their tracts. There is no other Colony in Cuba which can make such a showing as this.

The land at the forks of the Nuevas River has been reserved and will be surveyed in lots for a port this winter. PORT McKINLEY will be located between the two rivers at the point where they meet with EAST PORT on the right and WEST PORT on the left. The river at this point is about three hundred feet wide and thirty feet deep.

The land within the heavy red lines on the map is reserved, not because it is any better than the adjacent land, but because we expect to sell it later at a much higher price AFTER the surrounding land is sold out.

We are making a SPECIAL PRICE of $35 per acre to those who BUY NOW. Later, we expect to sell our unsold land at twice the sum. As stated, the QUALITY of the land is the same. It is simply a question of our getting a higher price after development is further advanced. AND YOU GET THE BENEFIT OF THE PRESENT FIRST PRICE!

There are no taxes on unimproved land in the Isle of Pines. the revenues being derived by a tariff on imports. None of our settlers have ever had to pay any land taxes.

The land bordering the sea-coast is better adapted for cocoanuts and bananas, being too moist for oranges, grapefruit, pineapples or vegetables, which do well on the higher, slightly rolling tracts further inland.

The Nuevas and Callejon rivers are small but pretty streams of clear running water which is perfectly pure and drinkable. Their banks are usually firm and high—NOT low, marshy or swampy. Their bottoms are of sand and gravel. They are fordable almost anywhere south of the town-site. Mr. McGillis, one of our colonists, is said to have rowed in a rowboat from the orange groves to the town-site, and it is believed the Nuevas River would be navigable for a launch over this course. The banks of these streams are bordered with many varieties of palms, and the tropical growth is very luxuriant and beautiful. ALL RIVER TRACTS ARE $40 PER ACRE.

Those who purchase NOW will be given FIRST CHOICE and will naturally get the BEST LOCATIONS close to the future PORT, the RESERVED LAND, the SPRINGS or the BIG 500-ACRE GROVES.

Description of West McKinley.

This great tract of 10,000 acres, lying west of the Nuevas River, which separates it from the original McKinley Colony, is one of the finest bodies of land in the Isle of Pines.

In general appearance, it is a vast natural park, wooded with an open growth of pine and palm, precisely similar to the original colony lands before our work of development was undertaken there.

Its soil also is identical with that of McKinley—a loose, sandy loam, which experience has proven to be admirably adapted to orange growing or general farming.

Surveyed in ten-acre tracts, fronting on forty-foot roadways, and incorporated as a part of the original McKinley Colony, its allotment is certain to be rapid, and its speedy development is assured, for the same energy and effort that have contributed to the upbuilding of McKinley and East McKinley will be employed here.

Already, several hundred acres have been sold and a number of new settlers will locate on their tracts this winter.

Present Price Only $35 Per Acre On Easy Payments.

THE PRICE OF THE FIRST 1,000 ACRES IS $35 PER ACRE.

YOU CANNOT DUPLICATE THIS OFFER ANYWHERE IN THE WHOLE REPUBLIC OF CUBA TODAY.

REMEMBER THE LOCATION OF THIS LAND. IT IS RIGHT BESIDE THE ORIGINAL McKINLEY COLONY, WITH ITS GENERAL STORE, SAWMILL, HOTEL, BLACKSMITH SHOP, ORANGE GROVES, AND SCORES OF AMERICAN SETTLERS READY TO BID YOU WELCOME.

The Nuevas River is fordable at all crossings, but at these points bridges will be built this fall, and every tract in West McKinley will be accessible by a 40-foot road.

This land is similar to the land in the original McKinley Colony, and is sold under our absolute guarantee that every acre is high, dry, and tillable, with the right of exchange for any other unsold acreage of equal price and size within one year from the time deeds are issued.

The cost of making, recording and delivering deeds amounts to $15 and will be collected from the purchaser at the time the deeds are to be made out.

We refer to 800 satisfied investors to prove our honesty and fair dealing.

How Land Can be Purchased.

As stated above, the present price of WEST McKINLEY land is only $35 PER ACRE.

This offer is made only to ACTUAL BONDHOLDERS of the Tropical Development Company, and if you are not already a BONDHOLDER, it will be necessary for you to purchase AT LEAST ONE PROFIT-SHARING GOLD BOND for each 10 ACRES OF WEST McKINLEY land you wish to buy. If you buy TWO BONDS, you have the right to purchase 20 ACRES; THREE BONDS, 30 ACRES; FOUR BONDS, 40 ACRES, and so on. No less than 5 ACRES and ONE BOND will be sold.

The par or face value of our PROFIT-SHARING GOLD BONDS is $100 each, and they carry with them a bonus of TWO HOUSE LOTS, 50x150 FEET EACH, or ONE BUSINESS LOT, 50x150 FEET, ABSOLUTELY FREE, in McKINLEY.

The present cash subscription price is $76.50 PER BOND, which includes the FREE TOWN LOTS.

OUR LAND TITLES

The title to the WEST McKINLEY tract is vested in the Isle of Pines Company as owners in fee simple, and is declared absolutely free from any lien or encumbrance. The records of the Registrar's office in the Isle of Pines show that the Company has *bought and paid for the land in full* and is able to pass *a perfect title* to all or any part of it.

All of the lands owned by the Isle of Pines Company were purchased from the Spanish or Cuban owners. They were *not* government or public lands.

All titles to these lands were searched by the distinguished law firm of Runcie & Manduley of Havana, Cuba, who pronounced the titles to be perfect before Mr. Hill and his associates of the Isle of Pines Company purchased these great properties.

All contracts and deeds for land sold by us in WEST McKINLEY will be issued by the Isle of Pines Company direct, and will be signed by its duly accredited officers, so that purchasers of WEST McKINLEY land have the satisfaction of knowing that they are getting a deed *exactly like the deeds* issued to the investors who own land in the ORIGINAL McKINLEY COLONY.

THEREFORE, ONE BOND AND 10 ACRES OF LAND IN WEST McKINLEY WILL COST $426.50, if payments are made on the liberal installment plan we have devised, or a discount of 10 PER CENT. on the price of the land is allowed where full cash is paid at time of purchase.

PAYMENTS may be made as follows: $106.63 DOWN and equal sums every four months thereafter, or 10 PER CENT. OFF THE PRICE OF THE LAND IF YOU PAY CASH AT TIME OF PURCHASE.

All tracts bordering on either the Nuevas or Callejon rivers, $40 per acre.

Only 1,000 Acres at This Price.

REMEMBER, we shall positively sell ONLY 1,000 ACRES at the present price—not an acre more. We expect to close out this first thousand acres in A FEW DAYS—so you must act PROMPTLY or pay more if you delay. You will never have such a chance again. FORTUNES AWAIT EARLY INVESTORS.

To Day is the Day-

to accept this offer. Send in your subscription for as many BONDS and ACRES as you can buy, BEFORE THE PRICE ADVANCES.

APPLICATIONS will be filled in the order received—FIRST COME, FIRST SERVED, and EARLY BUYERS will get the CHOICEST LOCATIONS. ALL money received after the price advances will be returned to the senders.

We reserve the right to refuse any undesirable purchasers, or to ADVANCE THE PRICE OF THE LAND WITHOUT FURTHER NOTICE.

Make all checks payable and address all correspondence to:

RISLEY BROTHERS,

Agents for the

Isle of Pines Company.

Owners of the West McKinley Colony Lands, and the largest Land-owners in the Isle of Pines,

and for the

Tropical Development Company,

Founders of McKinley and East McKinley, and of the Manigua Orange Groves (500 Acres).

OFFICES.

BUFFALO, N. Y.: 304 Brisbane Bldg., 403 Main Street.

CLEVELAND, O.: 306 Park Bldg., 30 Public Square.

PITTSBURG, PA.: 1107 Union Bank Bldg., Fourth Avenue and Wood Street.

PHILADELPHIA, PA.: 911 Weightman Bldg., 1524 Chestnut Street.

BOSTON, Mass.: No. 6 Beacon Street, Fourth Floor.

TOLEDO, O.: 424 Ohio Building, Cor. Madison and Superior Streets.

All offices open from 8 to 10 P. M. Saturday and Monday nights.